



Staff Report

To: Historic Preservation Commission
From: Planning Staff
Report: October 12, 2018
Meeting: October 16, 2018
Item: Request for Historic Sign Status for the Connie's Café Freestanding Sign

General Information

Applicant:	Connie's Café – Representative: Russ Rector
Requested Action:	Grant historic sign status to the Connie's Café Freestanding Sign
Purpose:	Grant legal status to the sign so that it may be removed and restored
Location:	SE Corner of Cedar St and 4 th Ave
Parcel Size:	N/A
Existing Zoning & Context Area:	Commercial A / Context Area 5
Surrounding Land Use and Zoning:	<u>North:</u> Hospital, Commercial A Zone <u>South:</u> Connie's Café/Park, Commercial A Zone <u>East:</u> Hotel, Commercial A Zone <u>West:</u> Hotel, Commercial A Zone
Included in Staff Report:	1. Staff Overview 2. Relevant Portions of the Comprehensive Plan 3. Relevant Portions of Sandpoint City Code 4. Motion for Proposed Decision Alternative
Attachments:	1. Application Materials & Pictures

Staff Overview

The applicant is requesting that the Connie's Café Freestanding Sign (See Figure 1 & 2) on the Southeast Corner of 4th and Cedar be given historic status per Sandpoint City Code §8-5-16.C. This sign is measured at 12' wide x 11' tall and its total height is 19'. Additionally, it is within the public right-of-way.

The reason for this request is that this sign is currently nonconforming in size, location, and height. Currently, City Code states that freestanding signs can be no larger than 25 square feet, 10 feet in height, and must be on private property and be setback from the right-of-way the same amount of feet as its height. This sign meets none of these requirements. Currently, this sign is classified as a legal nonconforming sign (grandfathered) and may continue to remain so long as it isn't removed. The applicant wishes to restore it which necessitates removing it and taking it to a shop to repair/restore. If the Historic Commission and City Council grant the applicant's request, "historic signs are deemed in compliance with this chapter regardless of their size, material, colors or location." Attaining historic status would allow the applicant to freely remove and restore the sign.

The Historic Preservation Commission must determine if the sign meets the following criteria per City Code §8-5-16.C.:

1. At least fifty (50) years old or attached to a building which is on the national register of historic places.
2. On premises sign.
3. Unique in design and enhances the cultural, historical, nostalgic, or aesthetic quality of the city.
4. Structurally safe.

If the Commission is satisfied that each criteria is adequately addressed, the next step is to forward this application for approval to the City Council. Public Works staff has indicated that the fact the sign is off-premises and within the public right-of-way is not an issue moving forward. Additionally, the recent redesign of Cedar St was completed assuming this sign would remain. Planning Staff has informed the applicant the safety of the sign will be determined when the sign permit application is submitted which typically requires the review of engineer for freestanding signs.



Figure 1: Connie's Café Sign view from 4th Avenue looking Northeast (2016)



Figure 2: Connie's Café Sign view from 4th Avenue looking East (2018)

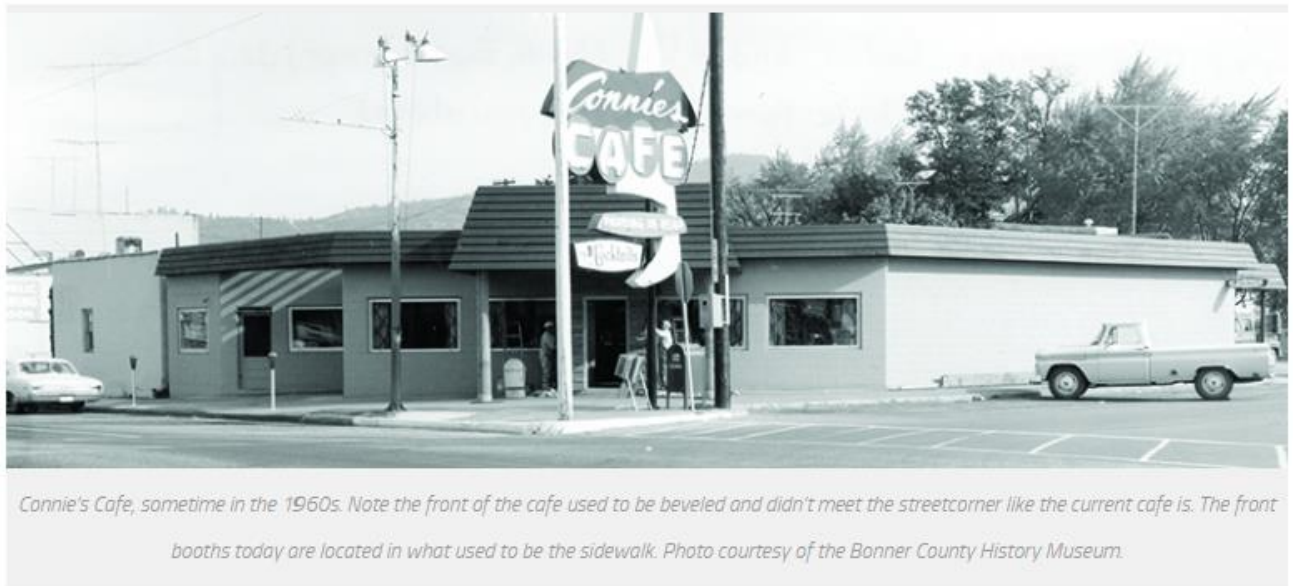


Figure 3: Photo from the Sandpoint Reader article entitled *Let's be Frank about the Earl-y days: Part 2*, dated 7/1/15

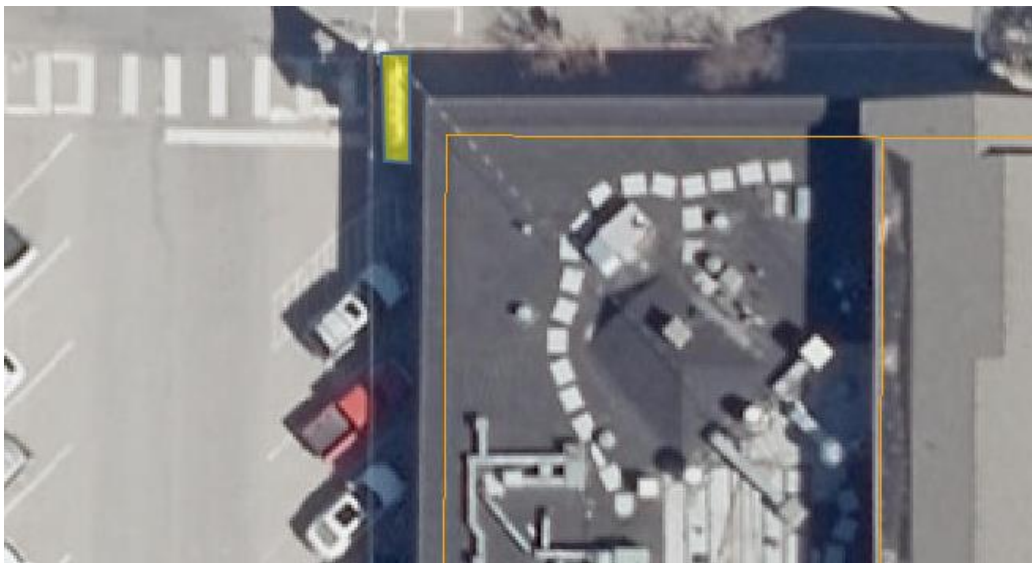


Figure 4: Aerial view of sign location in relation to property lines marked in orange

Relevant Portions of the Comprehensive Plan

- Goal CD-1: Historic Town, Policy A: Ensure that all commercial, single and multi-family development respect the town's unique historic character, in architecture, density and in site planning.
- Goal CD-1: Historic Town, Policy C: Publicize the community's heritage through interpretive trails, historic plaques, art and other public displays.
- Goal CD-1: Historic Town, Policy D: Encourage civic efforts to celebrate the community's history and continue historic community events.
- Goal E-4: Downtown Revitalization, Policy G: Encourage preservation of historic buildings.
- Goal SA-1: Preservation, Policy D: Identify and recognize sites of historic significance to Sandpoint.

Relevant Portion of Sandpoint City Code

City Code §8-5-16.C: In certain cases nonconforming signs may be given a historic status. All requests for historic sign status shall be reviewed by the historic commission and the planning administrator, with their recommendation forwarded to city council for approval on consent calendar. The responsibility for review shall fall to the planning and zoning commission in the event there is no active historic commission appointed. Independent consideration of each request will be given, and the applicant shall address each of the criteria below:

1. At least fifty (50) years old or attached to a building which is on the national register of historic places.
2. On premises sign.
3. Unique in design and enhances the cultural, historical, nostalgic, or aesthetic quality of the city.
4. Structurally safe.

Once designated, historic signs are deemed in compliance with this chapter regardless of their size, material, colors or location. Decisions to grant historic status to a sign shall be made on a case by case basis, according to the criteria above. The granting of historic status for a sign shall not be considered as establishing a binding precedent to grant other historic status designations.

Motion for Decision

If Approving:

"I move that the Sandpoint Historic Preservation Commission, after consideration of the criteria and relevant standards of Sandpoint City Code, **RECOMMEND FOR APPROVAL TO CITY COUNCIL** the request by Connie's Café to give historic sign status to the freestanding Connie's Café sign located at the Southeast corner of 4th Avenue and Cedar Street."

If Denying:

"I move that the Sandpoint Historic Preservation Commission, after consideration of the criteria and relevant standards of Sandpoint City Code, **DENY** the request by Connie's Café to give historic sign status to the freestanding Connie's Café sign located at the Southeast corner of 4th Avenue and Cedar Street."

October 10,2018

Connies Cafe , a long standing eatery and meeting place. Has been a staple of downtown Sandpoint for generations. It is not going away anytime soon. The design and charater of the original 1955 Connies sign, at its Fourth Avenue and Cedar Street location. Is a Sandpoint landmark, and ought to remane to help adorn the new look of Cedar Street for years to come.

Russ Rector



